

144.0

0010

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

741,200 / 741,200

USE VALUE:

741,200 / 741,200

ASSESSED:

741,200 / 741,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
80		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BERGIN VIRGINIA A	
Owner 2:	
Owner 3:	

Street 1: 80 HIGH HAITH RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CLEVELAND CATHERINE/LIFE ES -

Owner 2: C/O CATHERINE GIBSON -

Street 1: 459 MALDEN STREET

Twn/City: REVERE

St/Prov: MA Cntry

Postal: 02151

NARRATIVE DESCRIPTION

This parcel contains .12 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1158 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5236		Sq. Ft.	Site		0	80.	1.10	9									461,664						461,700	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		5236.000	279,500		461,700	741,200			94748
							GIS Ref		
							GIS Ref		
							Insp Date		
							10/01/18		

**USER DEFINED**

Prior Id # 1:	94748
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	12:17:07
Print	
Last Rev	
Year	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	279,500	0	5,236.	461,700	741,200		Year end	12/23/2021
2021	101	FV	272,000	0	5,236.	461,700	733,700		Year End Roll	12/10/2020
2020	101	FV	272,000	0	5,236.	461,700	733,700		733,700 Year End Roll	12/18/2019
2019	101	FV	231,900	0	5,236.	432,800	664,700	664,700 Year End Roll		1/3/2019
2018	101	FV	231,400	0	5,236.	357,800	589,200	589,200 Year End Roll		12/20/2017
2017	101	FV	231,400	0	5,236.	328,900	560,300	560,300 Year End Roll		1/3/2017
2016	101	FV	231,400	0	5,236.	300,100	531,500	531,500 Year End		1/4/2016
2015	101	FV	219,100	0	5,236.	294,300	513,400	513,400 Year End Roll		12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLEVELAND CATHE	32508-481		3/16/2001		235,000	No	No		
CLEVELAND CATHE	30809-222		10/29/1999	Convenience		1	No	No	N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/25/2011	740	Re-Roof	4,750						10/1/2018	MEAS&NOTICE	HS	Hanne S
7/18/2001	485	Addition	12,000	O				CHANGE DECK TO ROO	3/18/2009	Inspected	189	PATRIOT
3/16/2001	142	Redo Kit	20,000	C				REMODEL KITCHEN/BA	1/26/2009	Measured	336	PATRIOT
									3/1/2005	OWNR INFO	BR	B Rossignol
									11/18/1999	Meas/Inspect	256	PATRIOT
									1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH														
Type:	15 - Old Style		Full Bath:	1	Rating: Good	A Bath:		Rating:	SINK IN BSMT.																	
Sty Ht:	1T - 1 & 3/4 Sty		3/4 Bath:		Rating:	A 3QBth:		Rating:																		
(Liv) Units:	1	Total: 1	1/2 Bath:	1	Rating: Good	A HBth:		Rating:																		
Foundation:	2 - Conc. Block		OthrFix:	1	Rating: Average																					
Frame:	1 - Wood																									
Prime Wall:	4 - Vinyl																									
Sec Wall:		%																								
Roof Struct:	1 - Gable																									
Roof Cover:	1 - Asphalt Shgl																									
Color:	GREEN																									
View / Desir:																										
GENERAL INFORMATION						OTHER FEATURES			RESIDENTIAL GRID																	
Grade:	C - Average		Kits:	1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1																				
Year Blt:	1927	Eff Yr Blt:	A Kits:		Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O								
Alt LUC:			Fpl:	1	Rating: Good	Other																				
Jurisdct:	G4	Fact: .	WSFlue:		Rating:	Upper																				
Const Mod:						Lvl 2																				
Lump Sum Adj:						Lvl 1																				
INTERIOR INFORMATION																										
Avg Ht/FL:	STD		Phys Cond:	GD - Good	18. %	Floor:			No Unit	RMS	BRS	FL	RES BREAKDOWN													
Prim Int Wal	2 - Plaster		Functional:		%	% Own:			1	5	2															
Sec Int Wall:		%	Economic:		%	Name:																				
Partition:	T - Typical		Special:		%																					
Prim Floors:	3 - Hardwood		Override:		%																					
Sec Floors:		%	Total:	18.6	%																					
Bsmnt Flr:	12 - Concrete		CALC SUMMARY						COMPARABLE SALES			SUB AREA														
Subfloor:			Basic \$ / SQ:	135.00		Rate	Parcel ID	Typ	Date	Sale Price			SUB AREA DETAIL													
Bsmnt Gar:			Size Adj.:	1.35000002									Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Electric:	3 - Typical		Const Adj.:	0.98990101									BMT	Basement	762	54.120	41,242									
Insulation:	2 - Typical		Adj \$ / SQ:	180.409									FFL	First Floor	762	180.410	137,472									
Int vs Ext:	S		Other Features:	89250									TQS	3/4 Story	396	180.410	71,442									
Heat Fuel:	2 - Gas		Grade Factor:	1.00									OPF	Open Porch	110	31.180	3,430									
Heat Type:	3 - Forced H/W		NBHD Inf:	1.00000000									WDK	Deck	36	15.840	570									
# Heat Sys:	1		NBHD Mod:																							
% Heated:	100	% AC:	LUC Factor:	1.00																						
Solar HW:	NO	Central Vac:	Adj Total:	343406																						
% Com Wal		% Sprinkled	Depreciation:	63874																						
			Deprecated Total:	279532						WtAv\$/SQ:		AvRate:	Ind.Val													
										Juris. Factor:		1.00	Before Depr:	180.41												
										Special Features:		0	Val/Su Net:	135.29												
										Final Total:		279500	Val/Su SzAd	241.36												
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:												
SPEC FEATURES/YARD ITEMS						PARCEL ID 144.0-0010-0007.0												IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
2	Frame Shed	D	Y	1	8X10	A	AV	2004	0.00	T	12	101														
More: N						Total Yard Items:			Total Special Features:						Total:											